MUNICIPALITY OF PIETRAMELARA

(Prov. di Caserta)

Mayor's Office

Project "One euro houses in the village of Pietramelara (CE)".

In the broader framework of the development of the Borgo di Pietramelara (CE), the project intends to recover the uninhabited buildings in the historic center through the free transfer of the same in order to revitalise and repopulate the ancient medieval quarters.

HOW IT WORKS

Owners wishing to sell their uninhabited properties located in the historic center must sign up to the initiative, declaring their willingness to sell the property for the symbolic price of one euro and notifying the Municipality of Pietramelara in writing using the appropriate form.

The purchaser declares its interest in purchasing and renovating the property made available, notifying the Municipality of Pietramelara by means of the appropriate official communication.

OBLIGATIONS OF THE PURCHASER

The purchaser has the following obligations:

a) payment of the costs associated with the regular transfer of ownership of the property (e.g. notary, tax, transfer of title, any building permit);
b) finalise the signing of the sale and purchase agreement with the seller and establish the surety policy in favour of the Municipality, for the amount of € 5,000, within three months of the official communication of the assignment of the property;
c) prepare and file with the Municipality's Technical Office the project for the renovation, conservative rehabilitation, and redevelopment of the acquired property, no later than one year after the signing of the sale contract with the seller;
d) start work no later than two years after the date of purchase of the property.

ROLE AND COMMITMENTS OF THE MUNICIPALITY

a) the main bearer of public interests relating to the development of the historic centre;
b) guarantor of compliance with the clauses laid down to protect the interests involved;
c) provide interested parties with clarification and support, and collect and select expressions of interest;
d) prepare and approve the deeds of assignment of the available properties on the basis of the requests received from the buyers;
e) ensure the full legitimacy of the real estate investment and speed up bureaucratic authorisation procedures;
f) provide municipal benefits (tax exemptions and contributions for renovation work) for properties included in the 'Case a un euro nel Borgo di Pietramelara' project.

For more information, please contact Technical Office of the Municipality of Pietramelara (CE)

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From Municipal House,

THE MAYOR Lawyer

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